

**CROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE (PAC)
- REGULAR MEETING -
DRAFT - MINUTES OF THURSDAY, MAY 22, 2008**

The members of the Crossroads Project Area Committee (PAC) held their regular meeting at the College Avenue Baptist Church, Visitor Center Building, 4747 College Avenue, San Diego, California, from 6:36 p.m. to 7:33 p.m.

Members present at Roll Call: Adam Futo, Daniele Laman, Charles Maze, David Nelson (7:20), James Simon, Jody Talbott, and Christine Van Sorensen [7]

Members that arrived after Roll Call: Anthony Lovio [1]

Members Not Present: Ali Binder, Jose Lopez (e), John Mireles and Kasra Movahedi [4]

Staff in Attendance: Michael Lengyel and Tracy Reed

Public in Attendance: Twelve (12) signed attendance sheet

CALL TO ORDER: Called to order at approximately 6:36 p.m. by Charles Maze, Chair.

1. ROLL CALL: A quorum was established when 7 of the 12 PAC members were present, 1 member arrived after roll call, and 3 positions are vacant.

2. APPROVAL OF AGENDA: for May 22, 2008

MOTION – Adam/Daniele: Approve Agenda as noticed; passes (6-0-1c)

3. APPROVAL OF MINUTES: for April 24, 2008.

MOTION – Adam/David: Approve minutes as prepared; passes (5-0-1[Daniele] -1c).

4. COMMENTS ON NON-AGENDA ITEMS: (synopsis of comments)

Committee:

Charles: SEDC has contacted him and they are offering tours of their project areas on Saturday, June 14th. All are welcome, anyone interested contact me.

Public: None

5. REPORTS: Elected Officials, Chair, Subcommittee(s) & Agency Staff

Adam: The Housing committee did not have a quorum this month the next meeting is June 12th. There is no change since the April meeting.

Jody: The University Avenue subcommittee may evolve into a commercial rehabilitation subcommittee. I will have more information later.

Charles: The Mobility subcommittee met prior to this meeting. We discussed community involvement in the process and how to reach everyone. There are some handouts in the back. The next meeting will be prior to the July PAC meeting.

Tracy: I attended closeout to prepare the punch list for the median improvements prior to the College Heights EMAD assuming responsibility for landscape maintenance. Because of some change orders there will not be any carryover funds. We have provided AMCAL with a draft Site Assistance Agreement. I am waiting on a new appraisal and title report. When complete the request will go to

Agency in about 30-days. AMCAL is considering restructuring the development to be affordable rentals for seniors. Yesterday the College Heights EMAD allocated \$160,000 (40%) to assist the City with the installation of additional streetlights along El Cajon Blvd. I expect to seek a PAC recommendation on funding for this improvement in July. On April 29th the Agency requested that the Mayor proceed with his reorganization recommendation and report back every 45-day's and proceed to implement the reorganization in January 2009. The Agency adopted the new Crossroads Implementation Plan on May 13, 2008. I was recently contacted by the San Diego Housing Commission regarding the possibility of Agency working to assist with the acquisition and rehabilitation of an apartment complex within the project area in order to retain affordable housing. I expect to bring this request to your July meeting.

6. OLD BUSINESS: (synopsis of discussions)

- **REVIEW:** PAC Election: Procedures, Eligibility, Candidates & Voters -

Tracy: There is a handout on the back table. The Election is Thursday, June 26th from 6:30 p.m. to 8:30 p.m. 9 of 11 Categories are open: 1 Residential Tenant, City Heights and College Area; 1 Residential Tenant, Eastern Area; 1 Residential Owner/Occupant, Eastern Area; 2 Property/Business Owner North; 3 Property/Business Owner South; and 1 Community Organization/Representative. To be a candidate you must submit by June 19th. Voters can submit prior to the election and at election.

- **DISCUSSION:** Expand Crossroads HELP Program by Census Tracts –

Tracy: There are handouts on the back table. Perhaps Daniele or Adam may want to talk about the Subcommittee's work?

Adam: Committee discussed expanding the area of the program but were informed that we could not. So we dropped the proposal.

Tracy: Staff has evaluated the expansion of the program to include 3 specific tracts 27.03, 27.09 and 27.10. 1/3rd of the residents in these tracts are already in the project area. We have reviewed the data for these tracts and don't believe the program will be over whelmed. Does the PAC recommend expanding the program into tracts 27.03, 27.09 and 27.10?

MOTION –Adam/Daniele: Recommend the Agency approve expanding the program into tracts 27.03, 27.09 and 27.10; passes (6-1[David] -1c)

7. NEW BUSINESS: (synopsis of discussions)

- **DISCUSSION:** Calif. Infrastructure Bank Application for North Chollas Park Improvements –

Tracy: There are handouts on the back table. The Park & Rec. Dept. has requested that the Agency assist with funding for some improvements to North Chollas Community Park. The improvements include those identified as Phase 1-B of the parks General Development Plan. The 1st and 2nd implementation plan identified assisting with park improvements. Michael Lengyel is here tonight and prepared the I-Bank application. The proposal is to combine funds from the loan and tax increment funds to provide the improvements. The loan would be repaid with future tax increment funds. I

wanted to inform the PAC of this ongoing work and expect to come to the PAC regarding a funding recommendation later, perhaps July.

Michael Lengyel: I am the College Grove Redevelopment Project Manger and I am working to provide funding for improvements around the lake since that is in that project area. I prepared the application. They want to know the annual tax increment for the project area. They have asked us to provide them with the development plan for the park.

Daniele: Will the proposed improvements be presented to the Recreation Council?

- **DISCUSSION/REVIEW: Project Area Budget -**

Tracy: There are handouts on the back table. On May 20th the Agency and Council approve the RA budget. It included the FY 09 Crossroads budget. The estimated FY 08 carryover is \$5,186,238 or \$3,338,442 for Projects, \$1,847,796 for Low/Mod Housing. The estimated FY 09 revenue is \$4,864,134; or \$3,235,494 for Projects, \$816,000 for Low/Mod Housing and \$780,000 of additional FY08 tax increment. The estimated FY 08 expenditures are \$10,811,008 or \$5,841,327 for Projects, \$2,663,796 for Low/Mod Housing, \$1,569,510 for Tax Entities, \$551,543 for RA and \$184,833 for the City. Estimated FY 09 expenditures by category; 53% for Projects, 25% for Low/Mod Housing, 15% for Tax Entities, 5% for RA and 2% for the City. The 2009 work program will address blight, improve public infrastructure, increase affordable housing, support economic development, and assist neighborhood preservation.

- **DISCUSSION/ACTION: July PAC Meeting –**

Charles: Several PAC members have indicated that they will be or return just return from vacation prior to the July 24th meeting. We could revise the meeting to be Thursday, July 31st?

MOTION –Anthony/Adam: Revise PAC meeting to July 31st and mobility subcommittee will meet prior; passes (5-1-1c)

8. NEXT MEETING DATES & TENTATIVE AGENDA ITEMS:

- **June 25, 2008** – Annual Election, no business
- **July 31, 2008** – ECB Streetlights, Affordable Housing Rehab Opportunity
- **August 28, 2008** – Annual Meeting, new members & elect officers

9. ADJOURNMENT:

MOTION – Adam/Daniele: Passes (6-0-1c).

Prepared: 05-28-08 twr
Revised:

Draft (Final) Approved:
Motion was by: /

Revisions are in: Double Underlined and Italic
PAC vote was: